

PLANNING AND ZONING COMMISSION
STAFF REPORT

April 4, 2013



FP13-01: proposed Final Plat of Pecan Ridge Addition

SIZE AND LOCATION: 4.697 acres of land out of the John Austin Survey, located at the northern terminus of Mohawk Drive, north of its intersection with Pecan Knoll Street

EXISTING LAND USE: vacant acreage

ZONING: Agricultural-Open District (A-O) and Multiple-Family District (MF)

APPLICANT(S): Mark Carrabba, Carrabba Family Partnership, Ltd.

AGENT(S): Glenn Jones, J4 Engineering

STAFF CONTACT: Matthew Hilgemeier, Staff Planner

SUMMARY RECOMMENDATION: Staff recommends **approving** this proposed final plat.



PROPOSED SUBDIVISION:

This proposed final plat creates one 4.339-acre lot (proposed Lot 1, Block 1). A majority of this vacant land is zoned Agricultural-Open District (A-O) with a small portion (2,983 SF) being zoned Multiple-Family District (MF). Public water and sewer mains, storm sewer as well as an extension of Mowhawk Drive, which is proposed to terminate in a cul-de-sac, are proposed for improvement and dedication by the developer in conformance with subdivision regulations.

RECOMMENDATION:

The proposed final plat complies with all applicable codes and ordinances. The Site Development Review Committee and staff recommend **approving** this proposed final plat.